

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
March 31, 2026

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 6:00 p.m. by John MacKay.
The following were present and constituted a quorum:

Chair: Alan Macdonald

Commission Members: Michelle Schirmer, John MacKay, Troy Slade, Susan Whittenburg

Excused: Jeff Davis, Greg Butterfield

Staff: Ryan Robinson, Marla Fox, Jason Judd, Heidi Smith

Others: Laura Dahl, Eliot Jacobsen, Kristin Eberting, Phill Williamson, Annie Williamson, Catherine Johnston, Steve Sorensen, Kim Sorensen, April Cooper, Mr. Cooper, Cori Fabian, David Fabian, Will Jones, Analisa Thomas, Karl Naegle, Grant Flygare, Diana Flygare, John Nash, Angelica Nash, Laura Lope, Brenda Webb, Layne Webb, Craig Skidmore

B. Prayer/Opening Comments: Susan Whittenburg

C. Pledge of Allegiance: Michelle Schirmer

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

**A. Action Item: Approval for the Reconstruction of Non-Conforming Building
480 East 100 South**

Ryan Robinson said the applicant, Cori Fabian, purchased the property at 480 East 100 South. There was a home and two other accessory buildings on the property that have since been demolished. The owner has applied for a building permit to construct a new home. Pursuant to Alpine Development Code 3.22.070, a non-conforming building may be reconstructed on a lot subject to prior approval of the City Council, after recommendation from the Planning Commission and compliance with several conditions. The reason for the non-conforming status of the home that existed on the property is that it was located on a 8,150 sf property with 80 feet of frontage in the TR-10,000 zone.

The conditions outlined in 3.22.070 are as follows:

3.22.070 Extension (Enlargement) And Reconstruction of Non-Conforming Buildings; Conditions

A non-conforming building or structure or a building housing a non-conforming use may be extended or enlarged or reconstructed, subject to the prior approval by the City Council, after recommendation of the Planning Commission and such compliance with the following:

- 1. The proposed extension or replacement shall be located entirely on the same lot or parcel as the present non-conforming structure and will conform with all current setback and location requirements.*

2. The applicant shall submit a detailed site plan showing the location of existing and proposed structures on the site and in the vicinity, existing lot boundaries, roads, driveways, parking areas, utilities and other significant features on the site and in the immediate vicinity.

3. A finding made by a majority vote of the Council that:

1. The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.

2. The building or use, if extended, will not have the effect of diminishing the value of property or the quality of living environment of adjacent properties.

3. The proposed enlargement will not significantly increase the number of vehicles or pedestrians, or result in the establishment or increase of a safety hazard to the area.

4. The proposed enlargement will not result in the establishment of a condition incompatible with the neighborhood area and the stated objective of the zone in which it is located.

The Council may attach such conditions to its approval as are necessary to adequately protect the property and uses in the surrounding territory and the intent of the zone, including but not limited to, the providing of off-street parking access ways, landscaping features and additional setback of structures.

Porches and external covered stairs shall be permitted within setbacks so long as they do not extend beyond the original setbacks of the non-conforming structure (i.e. the setbacks from the time of the original build), and may be approved at a staff level.

Ms. Fabian has provided a site plan for a new home that meets the current location and setback requirements of the zone. In making their recommendation to the City Council, the Planning Commission could consider the same list of findings outlined for the City Council in 3.22.070.

Staff recommend that the Planning Commission consider recommending to the City Council the allowance for the reconstruction of a home at 480 East 100 South.

Susan Whittenburg said she was curious about the height of the home. Ryan Robinson said they are only asking for non-conforming because of the lot size. They would still have to get a building permit and meet all the requirements for setbacks and height that we have in place. He said we measure from the average finished grade to the midpoint of the roof and couldn't exceed 34 feet.

MOTION: Planning Commission member Troy Slade moved to recommend approval of the proposed site plan for reconstructing the home at 480 East 100 South as per the submitted site plan.

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay

Nays:

Excused:

Jeff Davis
Greg Butterfield

Troy Slade
 Alan Macdonald
 Susan Whittenburg

B. Public Hearing: Three Falls Subdivision Plat H Amendment and Exceptions for a Lot with Five Sides

Applicant: Property Owner

Project Location: Lots 47, 48, & 49 of Three Falls Subdivision

Zoning: CE-5 Zone.

Acreage: Approximately 11.29 Acres.

Request: Recommend approval of the plat amendment and an exception for a lot with five sides.

SUMMARY

The property owner is petitioning the Planning Commission and City Council for a plat amendment to lots 47, 48, & 49 of the Three Falls Subdivision. The desire is to combine lots 47 and 48, to swap land between public open space, private open space and private property, and an exception granted for a lot with more than five sides. In order to do so, a plat amendment is required which involves Public Open Space. Any modification/disposal of Public Open Space and exception to a lot with more than five sides requires a recommendation from the Planning Commission and approval by the City Council. Specifically, the open space modification will require a super majority vote of the City Council (ADC 3.16.040.2).

BACKGROUND

The owner of the three lots built a fence on what was assumed as the edge of lot 47. After the fence was constructed, it was determined the fence was in fact within public open space. To save the fence in its existing location the applicant determined an adjustment of the owner's lots could be made by swapping private land and private open space to public open space. This land swap does not reduce the amount of public open space within the Three Falls development.

Lot 49 is an existing odd shaped parcel with eight sides. With the lot line adjustments to address the fence issue, lot 49 will be adjusted to have six sides. Any lot with more than five sides needs an exception recommended by Planning Commission and approved by City Council.

THE PROPOSAL/REQUEST

The developer and property owner have submitted the following proposal which is all reflected on the attached plat amendment:

1. The City deeds some of its public open space (by plat amendment) from public open space to the Owner.
2. The Three Falls Development deeds private open space (by plat amendment) to the Owner and to the City.
3. The Owner and Development deeds property to public open space (by plat amendment).
4. The plat amendment will also combine the adjusted lot 47 and lot 48.
5. The Owner/Development would pay for the plat amendment, combine the lots for the property owner, and have it recorded with the county.

Ryan Robinson said we need the Public Hearing because we're doing a land swap that includes disposing of public property.

STAFF RECOMMENDATION

Jason Judd said the engineer got back to us late and said within the city you can't have a lot with more than 15% of the lot with a slope greater than 25%. He showed on the map the area where if combined, it will be over that 15%. Due to slope issues exceeding city code, staff recommendation would be to table this until we can get this worked out. He said on the five-sided lot, staff recommendation is okay on that, but to make that happen, everything else needs to be figured out first.

John Mackay said the fence in question is in the aqua blue area. Jason Judd said it is up at the top in the dashed green area that is causing the slope issue.

Jason Judd said lots 47 and 48 were combined and a home was built there. He said we are fine with the sides because we're not counting the frontage. John Mackay asked why we care about lot 49 then. Jason Judd said because that is where the land swap takes place.

John MacKay said the issue is that we can't turn a legal lot into a non-conforming lot and that happens when the slopes are beyond the limits.

Steve Sorenson, lot owner, asked if the slope issue is on Lot 47 or Lot 49. Jason Judd said it is on Lot 47. When the lot is combined, it will push it over 15%. Mr. Sorenson asked why we are tabling this when the home is built. Jason Judd said it doesn't meet our code and we can't approve it. John MacKay said anything that doesn't meet code, Planning commission has to recommend denial. It would still go to City Council but would go with a denial.

Jason Judd said because we're swapping the lots with public open space, that's why it's at Planning Commission. Ryan Robinson said this would also have to come through Planning Commission if the land swap created more than five sides. Jason Judd said correct, and that's lot 49.

John MacKay said swapping out for the green area adds two more sides to those lots. Jason Judd said when you're doing the five-sided lot, we don't count the frontage. John MacKay asked what the solutions are for the grade issue. Jason Judd said he didn't know if there was one. The engineer said they would look into it and go back out and survey it more, but we're just going off what we have today.

Susan Whittenburg asked if the survey is all we're waiting for and what is the staff recommendation. Jason Judd said he reached out to the engineer a week ago and just got his review back today. He said from all the data now, it doesn't work. It would be going from a 14% grade to 24% overall with the lots combined. He said he thinks we should table this until we can get this worked out, and it may come back and not work at all, or it comes back and it's great.

John MacKay opened the Public Hearing.

Will Jones, developer, said by accident, open space got fenced into lot 47. He said we don't want that area anyway because it's steep enough that it's taking a 14% lot and putting it in 20 plus percent and it's a piece of ground that's not important. He said he can't see how there are more than five sides on lot 49 because we're giving away ground that would have made it more. He said that lot is acting as a five-sided lot and we aren't adding more sides to it. Jason Judd said it is a little over five sides. Will Jones said every lot in Three Falls has more than five sides because they are large lots and we adjusted them a little bit to not create slope issues; that's why the lines are so

jagged. He feels like we can work something out on the slope. He said he feels like when it is surveyed, they'll be able to come back with a good thing.

John MacKay closed the Public Hearing.

MOTION: Planning Commission member Michelle Schirmer moved to recommend that the proposed Three Falls Plat H Subdivision be Tabled based on the following:

1. An engineers report to make sure that this will fall within the city code, that no more than 15% of the lot can be greater than the 25% slope.
2. Make sure that in the land swap process the city is at least getting even or winning in the process of that land swap, that we're getting better, more usable land for the city.

Steve Sorensen said if we're going to do a land swap, the city has to come out better, which they are. He said the city is ending up with more land in the end. He said it's better for the city; it's more usable land, it's flat land adjacent to the retention pond.

Troy Slade seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:
Michelle Schirmer
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg

Nays:

Excused:
Jeff Davis
Greg Butterfield

C. Public Hearing: Smooth Canyon Subdivision Phase 2

Applicant: Patterson Homes

Project Location: Approximately 1000 South 1100 East

Zoning: CR-20,000 Zone

Acreage: 13.84 Acres

Lot Number & Size: 23 lots ranging from 0.46 acres to 0.52 acres

Request: Approve Preliminary Plan

SUMMARY

The Smooth Canyon Subdivision Phase 2 consists of 23 lots on 13.84 acres, with lots ranging from 0.46 acres to 0.51 acres in size. The development is located at approximately 1000 South 1100 East, and in the CR 20,000 zone. Based on DCA 4.04.010, Planning Commission is the Land Use Authority for any Preliminary Subdivision Application. The application is for preliminary approval.

BACKGROUND

Smooth Canyon Phase 2 is on approximately half of two separate parcels of land which border Highland City. There are stubbed road connections on both east and west sides of the development. No connections will be made to Highland City with this development. It is anticipated that another phase of Smooth Canyon would eventually be developed to the south of Phase 2.

ANALYSIS

Lot Width, Area, and Shape

The proposed lots meet the minimum requirements for the zone, with the smallest lot being 20,017 square feet or 0.46 acres in size. Lot width requirements for the CR-20,000 zone are 110 feet for a standard lot as measured at the 30-foot front setback line, and 80 feet when lot abuts upon a cul-de-sac.(DCA 3.04.060). All proposed lots appear to meet the width requirement. As far as lot shape is concerned, all lots meet the numbers of sides allowed; five or less sides, excluding the front property line.

Use

The developer is proposing that the lots be used for single-unit detached dwellings which is consistent with the permitted uses for the CR-20,000 zone.

Trails

The Trail Master Plan shows a planned trail connection through the property connecting the Smooth Canyon Park trail system to the trail system on the southeast corner of the City. The proposed preliminary plan shows trails or trail connections to Smooth Canyon Park and to Forest Service land to the east.

General Plan

The Transportation Master Plan Map (TMPM), as part of the City General Plan, shows a connection between Alpine City and Highland City south of this location. The proposed plan complies with the General Plan.

Other

The developer will need to provide Alpine Irrigation Company water shares to satisfy the City's water requirements. The water policy will need to be met before the final plat can be recorded.

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

The analysis section in the body of this report serves as the Planning and Zoning Department review.

LONE PEAK FIRE DEPARTMENT REVIEW

Lone Peak Fire Department will review prior to Commission meeting

HORROCKS REVIEW

Horrocks reviewed a previous submittal for this project.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets and Right-of-Way

All frontage is shown to be improved with curb/gutter and sidewalk per Alpine City Standards. Roadway widths and cul-de-sac also meet city code.

Street grades meet current code with a minimum of 1% slope (DCA 4.07.090.2). The road grades shown are between 0.50% & 0.94%.

Utilities - General

Each utility system will be discussed in more detail below but in general, the development fits well within the city's adopted master plans; no issues regarding utilities were noted. Horrocks reviewed and approved a previously submitted plan for culinary water, pressurized irrigation, and sewer. For culinary waterline sizing, Horrocks had the following comment for the developer to consider: *"Fire flow available in the area surrounding the proposed improvements should be over 1750 gallons per minute at 20 psi for the proposed lines. If developer wishes to have greater fire flow for larger homes then water line should be looped to the east or a larger size installed to Healey Drive on High Bench Road."*

Utilities – Culinary Water

The subdivision is well below the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan does not call for the need to upsize any mains within the development area but as noted in the Horrocks review, if the developer wishes to have greater fire flow for larger homes (larger than 4,800 sf), lines bigger than 8-inch would need to be installed. **Staff will work with the developer to see what their desires are in terms of home sizes for the area.**

1-inch laterals with ¾-inch meters are required, and shown, for each new lot.

The Fire Chief will review plans prior to Commission meeting and prior to final plan approval.

Utilities – Pressurized Irrigation

Horrocks modeled the site and found no issues regarding the proposed development in terms of pressurized irrigation. The development can be served by the existing 8-inch main in High Bench Road. New 1-inch laterals are shown to be installed for each new lot. There is one existing 2-inch service that will be required to be removed and capped at the main line

Utilities – Stormwater

The storm water system design and drainage report has been submitted, reviewed, and approved. The storm water system consists of six sumps that will retain the 100-yr (1% Annual Chance) storm. Each lot within the development will also be required to retain the 80th percentile storm on its lot. All stormwater from this development will be retained onsite.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. Recently, the state changed this requirement from the 90th percentile storm to the 80th percentile storm event. Retention of the 80th percentile storm is something Alpine is doing for all new homes within the city as required by the State. This is not just done as a measure of protecting water quality but also helps protect against runoff from one property to another.

Utilities – Sewer

The development can be served and is shown to connect to the existing 8-inch sewer system in

High Bench Road. All lots are shown to gravity flow to that main line. The sewer master plan does not show the need to upsize any mains within the development. A new 4-inch sewer lateral is shown to be constructed to each new lot.

Geotechnical Report

The provided geotechnical report covers the standard items required by ordinance. No hazards were noted in the report or discovered in the process.

Hazard Reports

The proposed development does not fall within the Geologic Hazards Overlay Zone or the Urban/Wildland Interface and therefore no hazard reports were required of the developer.

Other

There are some minor redlines to correct on the plans.

Ryan Robinson said this subdivision will not connect into the Highland City side. He said we are having a Public Hearing on this because it has come back with a few changes. Susan Whittenburg said when this came before, we had a lot of push back from Highland residents and asked if the road connecting to Highland City would ever happen. Ryan Robinson said it could connect at a later phase in the future if both parties want it, but we're not looking at that now. Susan Whittenburg said all the traffic will come down High Bench or Healey Blvd. Ryan Robinson said that is correct. Michelle Schirmer asked why two of the lots had a different name.

John MacKay opened the Public Hearing.

Ken Berg, resident and developer, said the entire parcel is controlled by his client, and those two lots just got entered under a different name. He said Phase 3 will almost be a mirror of this one, just further to the south.

John MacKay asked if there had been any further discussions with the City of Highland? Ken Berg said no and the last time we did it, Highland did a study with UDOT with a big road going down through. Now Central Utah has bought the gravel pit so that has gone away. He said they will just meet Alpine City's Master Plan that says you connect the road.

John MacKay closed the Public Hearing.

Michelle Schirmer said the only thing that seemed undecided was the water with the fire suppression system. She asked if this was anything we needed to worry about. Jason Judd said staff will work with them on sizing to see if they need sprinklers or not. He said we're still working through some of that but are not too concerned about what's there.

STAFF RECOMMENDATION

Review staff report and findings and make a motion to approve or table the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The proposed plan complies with the TMPU, TPM, General Plan, design standards and ordinances;
- B. There are no geologic hazards of concern;

- C. Utility connections fit well within the master plans for the area
- D. The plan requires no exceptions to ordinance.

MOTION: Planning Commission member Susan Whittenburg moved to approve the Preliminary application of Smooth Canyon Phase 2 as proposed.

Troy Slade seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:
 Michelle Schirmer
 John MacKay
 Troy Slade
 Alan Macdonald
 Susan Whittenburg

Nays:

Excused:
 Jeff Davis
 Greg Butterfield

D. Public Hearing: Main Street Plan

BACKGROUND INFORMATION:

The Alpine City Main Street and Gateway Corridors Small Area Plan provide a long-term framework to guide land use, transportation, urban design, and redevelopment along Main Street and the City's primary gateway corridors. The plan focuses on improving traffic safety, multimodal mobility, and public spaces while preserving Alpine's small-town character and supporting thoughtful economic development. The Planning Commission has decided to break the plan into sections and provide comments/feedback instead of reviewing the entire plan at once. Another public hearing will be held once the chapters pertaining to the Planning Commission have been reviewed before a recommendation is made to the City Council.

Ryan Robinson explained that we were awarded a grant from (MAG) Mountainland Association of Governments a little over a year ago to create a Small Area Plan. This area encompasses Main Street, and the Gateway Corridor which is Westfield, Alpine Highway, and Canyon Crest. It is a little over a hundred-page document with some great pictures. He said we've had a couple of open houses and hired a consultant to help with this. They've come multiple times to get feedback with the open houses and surveys with feedback from the residents to see what they want this area to look like.

Ryan Robinson said when most towns develop, they develop a Main Street plan. Alpine didn't have that and over the last ten years have been trying to build some standards, so we have something uniform to go off when building Main Street.

Over the last several meetings, the Planning Commission has reviewed the sections of the draft plan that pertains to the Planning Commission and Gateway Historic Committee. The consulting firm gives us three rounds of edits that they will do as part of their contract. Edit one was a steering committee made up of City Council members and residents. The second edit will be taking all the motions to the consultant to review all the edits. Then it will be sent to the City Council for review. They can make some edits before it is sent back to the consultants for one final round of review from them.

Ryan Robinson said this is a vision document and is meant to be a planning tool to help the city over the duration of this plan. This is to say we've studied and done our homework, and this is the direction we want to go in as a community. He said this will not be written in code and it can be changed and amended. It is just a guiding tool for the Planning Commission and City Council as things come in for Main Street and the Gateway area. He said this is not changing zoning or changing code, it is just to help with decision making because we now have a vision.

The following motions were made pertaining to each section:

MOTION: Planning Commission member Michelle Schirmer moved to recommend Tabling the **Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with these conditions:

1. The building style be defined as Utah Historic Traditional.
2. Secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows.

MOTION: Planning Commission member Troy Slade moved to recommend Tabling the **Implementation Matrix of the Main Street Gateway Corridor Small Area Plan**, with the recommendations proposed:

1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
2. Remove the first two lines in the Operations and Safety Section, Remove raised median by Mountainville Academy.
3. Remove construction of a mini roundabout at 1st South and Main Street.

MOTION: Planning Commission member Michelle Schirmer moved to Table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:

1. Reduce Main Street speed to 25 mph.
2. Temporary no left turn during school drop off and pick up.
3. Use temporary bollards instead of a permanent median for traffic safety.
4. No roundabout at 120 South.
5. Lower Canyon Crest to 30 mph before adding other traffic calming measures.
6. Prioritize Roundabout at Ridge Drive and Canyon Crest.
7. Work with UDOT to lower speed on Alpine Highway.

MOTION: Planning Commission member John MacKay moved to recommend Tabling the **proposed Main 13 Street & Gateway Corridor Master Plan** with these recommendations:

1. Extend the residential area to the southeast area south of the roundabout.
2. Remove any language that identifies mixed use residential/commercial in the field. That area should be used as a flex housing area for mixed use housing like senior housing, and smaller homes, and extend the area farther to the north up to the Art Center.

3. Preserve agricultural and open space as identified as linear park.
4. Language not consistent with residential be deleted from the Character areas of The Field.

Once the public hearing is again held tonight, any additional recommendations should be included in the motion to approve or deny the proposed draft to the City Council. Staff will send all the proposed changes to the Consultants for changes before a draft is heard by the City Council.

GENERAL PLAN REFERENCE:

1. *Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines. (Policy 1.4 page 5)*
2. *Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine. (Policy 1.5 page 5)*
3. *Land zoned as B - C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code. (Policy 2.2 Page 7)*
Land zoned as TR - 10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Policy 2.3 page 7)
4. *Land zoned as CR - 20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.4 page 7)*
5. *Land zoned as CR - 40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.5 page 7)*

The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines). (Policy 3.1 page 9)

1. *Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan. (Policy 1.1 page 12)*
2. *Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small - town rural atmosphere.*

(Policy 1.5 page 12)

3. *Seek to attract stable retail businesses that will stimulate economic growth and attract other likeminded businesses to the community.* (Policy 1.2 page 28)

4. *Seek to attract new low - impact businesses that fit the character and scale of Alpine City.* (Policy 1.3 page 28)

Ryan Robinson said we're grateful to (MAG) Mountainland Association of Governments for helping fund part of this.

John MacKay read through the past four motions with recommendations. He said they went through the plan on a line-by-line basis and came up with a few things they thought would enhance the plan.

1. There was language in there that said, *map priority view corridors* and we suggested replacing it with, *preserve open space and agricultural views along Alpine Highway.*
2. The plan recommended a mini-round-about between the current round-about and Mountainville Academy. We suggested removing that round-about and to remove the language that asked for a raised median to create a turning lane at the school.
3. We recommended reducing the speed limit on Main Street to 25 mph.
4. Create a temporary no left turn during school drop off and pick up.
5. Use temporary bollards instead of a permanent median for traffic safety.
6. Lower speed limit on Canyon Crest to 30 mph before adding other traffic calming measures.
7. Prioritize round-about at Ridge Crest and Canyon Crest.
8. Work with UDOT to lower speed on Alpine Highway.

John MacKay said the next section is a little more complicated. It has to do with the Gateway and the Southwest part of town. The plan called for a mixed-use development for the Bangerter property. He said the vision for that area would be to limit it to residential with no commercial development there, and to bring that residential status all the way up to the Alpine Art Center and go into the commercial area from there.

John MacKay said because the Bangerter property sits lower than the highway, we want to preserve the views looking down in that area to create open space and part of that is to have a nice, landscaped sidewalk linear park along the road. We want to keep any visual impairments away. Language that's not consistent with residential development be deleted from the character areas of the field.

John MacKay said in the last meeting, we made a few recommendations with regard to the design standards for the Gateway Historic District.

1. Define the architecture as Utah Historic Traditional.

2. Secondary materials be removed limiting the allowed materials to red brick, wood, and black framed windows,

John MacKay opened the Public Hearing.

April Cooper, resident, said she owns a house on Main Street and said she is very interested in this plan. She said typically years ago people had their house thirty feet back and a driveway in the front or a garage they would pull into. She said it feels like the city is designing this to put the parking in the back, which she said is great. She said she grew up in a place called Georgetown with a lot of town houses and beautiful architecture.

April Cooper likes the idea of having the buildings closer to the street, but right now in the town center you have a fifteen-foot setback, but when you get to Main Street you have a twenty-foot setback. She said if you have a twenty-foot setback and want parking in the back, it leaves the building envelope so small then nothing will be able to be done with some of these little homes on Main Street. She would like to see mixed use be allowed in the same building. Maybe an ice cream shop or a barber shop on the bottom and a townhouse on top for a twenty-five-year-old who can't afford a house. She said we allow commercial and residential buildings on the same lot, but not in the same building. She said she is waiting until the city allows them in the same building.

April Cooper said she would like to see shops or a bakery closer to the street where there is a door and windows. She said something like the storage units where you enter from the back, should be pushed further off the road.

Laura Cope, resident, said she has an amazing view by Cascade Avenue and asked if that was going to be blocked at some point. Michelle Schirmer said in the Master Plan this area will remain residential and not commercial. Laura Cope asked how tall the houses could be. Ryan Robinson said they would still have to follow the thirty-four-foot height from the average grade.

Analisa Thomas, resident, said she owns the property across the street from the city building on Main Street. She said she would like Main Street to be walkable, cute and with fifteen-foot setbacks. She said she is in the mixed area and would like to see townhomes above commercial. She is concerned that retail space might not be able to support itself. The housing would help to bring in money and to help create this look we want for Main Street to really give it a cute European downtown look with bakeries and little shops.

Catherine Johnston, resident, asked about what the plans were for the Purple factory property. John MacKay said it is privately owned we will look at the best use that the owners present. He said we have seen a concept by developers that want to create condominium garages for high end storage of collectible cars and that sort of thing. Ms. Johnston asked if their garages were not big enough to store these things. John MacKaysaid that brings up another issue of people building

outrageous garages, so it actually meets a need. He said it will be consistent, whatever happens there, with our new design guidelines.

Ms. Johnston asked if it would be open to a Public Hearing because there are a lot of concerns and wanted to know if there was no better vision for that area. John MacKay said it's a pretty ugly building that stands there now so we're looking to improve the aesthetics here. Ms. Johnston asked if we would consider getting outside help from university students coming to take a look at this and give us different ideas.

John MacKay said this property is privately owned. Michelle Schirmer said this has gone to the City Council and is sitting in their court right now. This would be the proper place to contact your City Council members and speak with them.

Liz Mego, resident, asked for the details of Canyon Crest and the width of the road. Heidi Smith showed a map of the area showing an example of one idea to have a T in the road. She said the Planning Commission did not support this idea and instead said they were more leaning towards the roundabout more. Ms. Mego was concerned about the width of the road. John MacKay said the pictures are to show the intent to have bike paths and sidewalks that are walkable with three lanes. One lane for each direction and a turn lane.

Ms., Mego said the road is pretty narrow and wanted to know how the city plans to do this. Michelle Schirmer said the plan is to make a common use path that would be bike and pedestrian friendly. Ms. Mego wanted to know where the space for this was coming from. John MacKay said we are not planning that tonight, just gathering ideas. Michelle Schirmer said she had been told that no land would be requisitioned from the homes there.

Karl Naegle, resident, said he supports the roundabout. He said he works in his yard a lot and said about once a week he hears a crash because that intersection is just terrible. He said that would slow the traffic down. Mr. Naegle said the new building materials would not match his home, and John MacKay said Mr. Naegle was not in the Historic area so that wouldn't apply to him. He asked about the fence along his property and wanted to know if that would be improved as part of this project. He said he maintains the fence and has put a gate in it but doesn't know if he owns it. He said he would like to see more details and done the right way. Ryan Robinson said the design standards will not impact residential uses and are only for commercial.

Gary Cooper, resident, asked what this document does and if it changed any zoning. John MacKay said it is a visioning document and will help us when projects come before us that require rezoning; we'll say, is this consistent with our vision in the Gateway areas? Mr. Cooper asked if the Planning Commission had ideas for the area. John MacKay said we do not give ideas to property owners. Mr. Cooper said his property on Main Street is an eye sore and he told the city administrator he's on board whenever the neighbors want to do something to make Main Street look better. He said if we could do something with the setbacks, it would allow for some progress. John Mackay said the neighbors should get together and come up with what their ideal

is and bring it to us. Tell us what changes need to be made in the ordinances to allow something like that to happen and we'll try to accommodate them. Ryan Robinson said we have a Main Street Committee that has been very involved with open houses, meetings, and getting feedback from residents.

John Nash, resident, said he's all for improving Alpine but doesn't want to bring additional traffic into town. He said we already have a lot of traffic on Main Street, and he's concerned about bringing in new businesses and the traffic that will create. He also asked where people are going to park if new businesses come in. There's only so much surface area and if there's going to be a bike lane, a walking path, sidewalk, and three lanes, where are people going to park? He said that it forces people to park in the neighborhoods, which is not very pleasant when you live there. He said he has to dart around kids running out and is concerned about safety.

John MacKay said the Planning Commission has been working on solutions by recommending reducing speed limits. Michelle Schirmer said the fifteen-foot setback pulls the commercial a little bit forward so we can have parking in the back.

John MacKay closed the Public Hearing.

Troy Slade said he feels like we have been thorough by breaking this up. He said he likes the way we've approached it and discussed everything and said we have been complete in our review of the things that we are responsible for.

Susan Whittenburg said she is anxious to get this to City Council because they're going to want to add some things. She said she loved the feedback from our citizens.

MOTION: Planning Commission member Alan MacDonald moved to recommend approval of the proposed Main Street & Gateway Corridor Master Plan Draft, incorporating the revisions and direction previously provided by the Planning Commission as contained in the motions that have been prepared for us in the staff reports that are a part of the record that we have reviewed tonight.

(From January 20, 2026, Meeting)

MOTION: Planning Commission member John MacKay moved to recommend Tabling **the proposed Main 13 Street & Gateway Corridor Master Plan** with these recommendations:

1. Extend the residential area to the southeast area south of the roundabout.
2. Remove any language that identifies mixed use residential/commercial in the field. That area should be used as a flex housing area for mixed use housing like senior housing, and smaller homes, and extend the area farther to the north up to the Art Center.
3. Preserve agricultural and open space as identified as linear park.
4. Language not consistent with residential be deleted from the Character

(From February 3, 2026, Meeting)

MOTION: Planning Commission member Michelle Schirmer moved to Table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:

1. Reduce Main Street speed to 25 mph.
2. Temporary no left turn during school drop off and pick up.
3. Use temporary bollards instead of a permanent median for traffic safety.
4. No roundabout at 120 South.
5. Lower Canyon Crest to 30 mph before adding other traffic calming measures.
6. Prioritize Roundabout at Ridge Drive and Canyon Crest.
7. Work with UDOT to lower speed on Alpine Highway.

(From February 17, 2026, Meeting)

MOTION: Planning Commission member Troy Slade moved to recommend Tabling the **Implementation Matrix of the Main Street Gateway Corridor Small Area Plan**, with the recommendations proposed:

1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
2. Remove the first two lines in the Operations and Safety Section, Remove raised median by Mountainville Academy.
3. Remove construction of a mini roundabout at 1st South and Main Street.

(From March 3, 2026, Meeting)

MOTION: Planning Commission member Michelle Schirmer moved to recommend Tabling the **Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with these conditions:

1. The building style be defined as Utah Historic Traditional.
2. Secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows.

Troy Slade seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Michelle Schirmer
John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg

Nays:

Excused:

Jeff Davis
Greg Butterfield

IV. COMMUNICATIONS

Ryan Robinson said Caden Lyon is our new City Planner.

Thanks to Ryan Robinson for being a great Planner, we'll miss you.

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 3, 2026

MOTION: Planning Commissioner Troy Slade moved to approve the minutes for March 3, 2026

Michelle Schirmer seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		Jeff Davis
John MacKay		Greg Butterfield
Troy Slade		
Alan Macdonald		
Susan Whittenburg		

MOTION: Planning Commission member Susan Whittenburg moved to adjourn the meeting.

Michelle Schirmer seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		Jeff Davis
John MacKay		Greg Butterfield
Troy Slade		
Alan Macdonald		
Susan Whittenburg		

The meeting was adjourned at 7:52 p.m.